



**PETITION TO AMEND THE
ZONING REGULATIONS OF
HOWARD COUNTY**

DPZ Office Use Only:

Case No. ZRA-128

Date Filed: 2/26/10

1. Zoning Regulation Amendment Request

I (we), the undersigned, hereby petition the County Council of Howard County to amend the Zoning Regulations of Howard County as follows: To amend Section 102.B: Enforcement by changing and clarifying the notification procedures and appeal rights for persons requesting an inspection of a suspected zoning violation.

[You must provide a brief statement here. "See Attached Supplement" or similar statements are not acceptable. You may attach a separate document to respond to Section 1 in greater detail. If so, this document shall be titled "Response to Section 1"]

2. Petitioner's Name Ralph Ballman

Address 9927 Rose trail, Ellicott City, Maryland 21042

Phone No. (W) _____ (H) _____

Email Address N/A

3. Counsel for Petitioner N/A

Counsel's Address _____

Counsel's Phone No. _____

Email Address _____

4. Please provide a brief statement concerning the reason(s) the requested amendment(s) to the Zoning Regulations is (are) being proposed See response to Section 4 attached.

5. Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with current General Plan for Howard County See response to Section 5 attached.

[You may attach a separate document to respond to Section 5. If so, this document shall be titled "Response to Section 5"]

6. The Legislative Intent of the Zoning Regulations in Section 100.A. expresses that the Zoning Regulations have the purpose of "...preserving and promoting the health, safety and welfare of the community." Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with this purpose and the other issues in Section 100.A. If the purpose of the zoning regulations is to promote health, safety and welfare of the community, than it follows that enforcement of those regulations are a means of achieving those goals. Effective communications with those in the community who chose to actively participate in the enforcement of the zoning regulations with the County can only serve to further advance those goals stated in Section 100.A.

[You may attach a separate document to respond to Section 6. If so, this document shall be titled "Response to Section 6."]

7. Unless your response to Section 6 above already addresses this issue, please provide an explanation of the public benefits to be gained by the adoption of the proposed amendment(s). See response to Section 6 above.

[You may attach a separate document to respond to Section 7. If so, this document shall be titled "Response to Section 7."]

8. Does the amendment, or do the amendments, have the potential of affecting the development of more

than one property, yes or no? Yes

If yes, and the number of properties is less than or equal to 12, explain the impact on all properties affected by providing a detailed analysis of all the properties based upon the nature of the changes proposed in the amendment(s). If the number of properties is greater than 12, explain the impact in general terms.

Since Zoning Regulation affect every property in Howard County, any violations of those regulations have the potential of negatively affecting surrounding and neighboring properties, communities, businesses and industries throughout the County and any and all citizens who may be aggrieved by such violations.

[You may attach a separate document to respond to Section 8. If so, this document shall be titled "Response to Section 8."]

9. If there are any other factors you desire the Council to consider in its evaluation of this amendment request, please provide them at this time. Please understand that the Council may request a new or updated Technical Staff Report and/or a new Planning Board Recommendation if there is any new evidence submitted at the time of the public hearing that is not provided with this original petition. See response to Section 9 attached.

[You may attach a separate document to respond to Section 9. If so, this document shall be titled "Response to Section 9."]

10. You must provide the full proposed text of the amendment(s) as a separate document entitled

"Petitioner's Proposed Text" that is to be attached to this form. This document must use this standard format for Zoning Regulation Amendment proposals; any new proposed text must be in CAPITAL LETTERS, and any existing text to be deleted must be in **[Double Bold Brackets]**. In addition, you must provide an example of how the text would appear normally if adopted as you propose.

After this petition is accepted for scheduling by the Department of Planning and Zoning, you must provide an electronic file of the "Petitioner's Proposed Text" to the Division of Public Service and Zoning Administration. This file must be in Microsoft Word or a Microsoft Word compatible file format, and may be submitted by email or some other media if prior arrangements are made with the Division of Public Service and Zoning Administration.

11. The Petitioner agrees to furnish additional information as may be required by the Department of Planning and Zoning prior to the petition being accepted for scheduling, by the Planning Board prior to its adoption of a Recommendation, and/or by the County Council prior to its ruling on the case.
12. The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct. The undersigned has read the instructions on this form, filing herewith all of the required accompanying information. If the Petitioner is an entity that is not an individual, information must be provided explaining the relationship of the person(s) signing to the entity.

Ralph Ballman
Petitioner's name (Printed or typed)

Ralph Ballman 2/25/2010
Petitioner's Signature Date

Petitioner's name (Printed or typed)

Petitioner's Signature Date

Petitioner's name (Printed or typed)

Petitioner's Signature Date

Counsel for Petitioner's Signature

[If additional signatures are necessary, please provide them on a separate document to be attached to this petition form.]

FEE

The Petitioner agrees to pay all fees as follows:

Filing fee\$695.00. If the request is granted, the Petitioner shall pay \$40.00 per 200 words of text or fraction thereof for each separate textually continuous amendment (\$40.00 minimum, \$85.00 maximum)

Each additional hearing night..... \$510.00*

The County Council may refund or waive all or part of the filing fee where the petitioner demonstrates to the satisfaction of the County Council that the payment of the fee would work an extraordinary hardship on the petitioner. The County Council may refund part of the filing fee for withdrawn petitions. The County Council shall waive all fees for petitions filed in the performance of governmental duties by an official, board or agency of the Howard County Government.

APPLICATIONS: One (1) original plus twenty (20) copies along with attachments.

For DPZ office use only:

Hearing Fee \$ _____

Receipt No. _____

PLEASE CALL 410-313-2395 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION

County Website: www.howardcountymd.gov

Revised:10/09

T:\Shared\Public Service and Zoning\Applications\County Council\ZRA Application

INSTRUCTIONS TO THE APPLICANT/PARTY OF RECORD

- As required by State Law, applicants are required to complete the AFFIDAVIT AS TO CONTRIBUTION that is attached, and if you have made a contribution as described in the Affidavit, please complete the DISCLOSURE OF CONTRIBUTION that is attached.
- If you are an applicant, Party of Record (i.e., supporter/protestant) or a family member and have made a contribution as described in the Affidavit, you must complete the DISCLOSURE OF CONTRIBUTION that is attached.
- Filed affidavits and disclosures will be available for review by the public in the office of the Administrative assistant to the Zoning Board during normal business hours.
- Additional forms may be obtained from the Administrative Assistant to the Zoning Board at (410-313-2395) or from the Department of Planning and Zoning.
- Completed form may be mailed to the Administrative Assistant to the Zoning Board at 3430 Courthouse Drive, Ellicott City, MD 21043.
- Pursuant to State Law, violations shall be reported to the Howard County Ethics Commission.

PETITIONER: Ralph Ballman

AFFIDAVIT AS TO CONTRIBUTION

**As required by the Annotated Code of Maryland
State Government Article, Sections 15-848-15-850**

I, Ralph Ballman, the applicant in the above zoning matter

_____, HAVE have not HAVE NOT

made any contribution or contributions having a cumulative value of \$500 or more to the treasurer of a candidate or the treasurer of a political committee during the 48-month period before application in or during the pendency of the above referenced zoning matter.

I understand that any contribution made after the filing of this Affidavit and before final disposition of the application by the County Council shall be disclosed within five (5) business days of the contribution.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Name: Ralph Ballman

Date: 2/25/2010

PETITIONER: Ralph Ballman

DISCLOSURE OF CONTRIBUTION

**As required by the Annotated Code of Maryland
State Government Article, Sections 15-848-15-850**

This Disclosure shall be filed by an Applicant upon application or by a Party of Record within 2 weeks after entering a proceeding, if the Applicant or Party of Record or a family member, as defined in Section 15-849 of the State Government Article, has made any contribution or contributions having a cumulative value of \$500 or more to the treasurer of a candidate of the treasurer of a political committee during the 48-month period before the application was file or during the pendency of the application.

Any person who knowingly and willfully violates Sections 15-848-15-850 of the State Government Article is subject to a fine of not more than \$5,000. If the person is not an individual, each officer and partner who knowingly authorized or participated in the violation is subject to the same penalty.

APPLICANT OR
PARTY OF RECORD: _____

RECIPIENTS OF CONTRIBUTIONS:

<u>Name</u>	<u>Date of Contribution</u>	<u>Amount</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

I understand that any contribution made after the filing of this Disclosure and before final disposition of the application by the County Council shall be disclosed with five (5) business days of the contribution.

Name: Ralph Ballman

Date: 2/25/2010

PETITIONER: Ralph Ballman

AFFIDAVIT AS TO ENGAGING IN BUSINESS WITH AN ELECTED OFFICIAL

**As required by the Annotated Code of Maryland
State Government Article, Sections 15-848-15-850**

I, Ralph Ballman, the applicant in the above zoning matter
_____, AM have not AM NOT

Currently engaging in business with an elected official as those terms are defined by Section 15-848 of the State Government Article of the Annotated Code of Maryland.

I understand that if I begin engaging in business with an elected official between the filing of the application and the disposition of the application, I am required to file an affidavit in this zoning matter at the time of engaging in business with elected official.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Name: Royl Ballen

Date: 2/25/2010

PETITION TO AMENED THE ZONING REGULATIONS OF HOWARD COUNTY
Ralph Ballman, Petitioner

PETITIONER'S PROPOSED TEXT (MARK-UP)

SECTION 102: Violations, Enforcement, and Penalties

B. Enforcement

Upon becoming aware of any violation of these regulations, the Department of Planning and Zoning may institute an injunction, mandamus, abatement or any other appropriate action to prevent, enjoin, abate or remove such erection, construction, alteration, enlargement, conversion or use in violation of any of the provisions of these regulations. The Department of Planning and Zoning may give notice that activities on the premises are in violation of the Zoning Regulations and may order an end to these activities within 10 days, or a reasonable specified time. The Department of Planning and Zoning shall serve the notice personally, or by Registered Mail addressed to the premises of the violation, or to the person or corporation committing or permitting the violations, or by posting the premises. If the violation does not cease within the time specified by the Department of Planning and Zoning, the Department of Planning and Zoning shall take whatever action necessary to end the violation. A notice of violation issued under this section is not appealable pursuant to Section 130.A.3 of these regulations.
[Council Bill 4-2008 (ZRA-93) Effective 4/9/08]

The Department of Planning and Zoning may enforce the zoning regulations by issuing citations to alleged violators to be heard in Court or in Administrative Proceedings as provided by Law.
[Council Bill 4-2008 (ZRA-93) Effective 4/9/08]

Any person who is aggrieved by an alleged violation of these regulations may request in writing that the Department of Planning and Zoning issue a Zoning Violation Notice. **[[If the Department does not issue such a notice within 60 days of receiving the written request, such failure shall be considered to be a final decision of the Department that the alleged violation does not exist, and the complaining person shall have a right to appeal such decision to the Board of Appeals, provided that such petition of appeal is filed with the Clerk of the Board of Appeals within 30 days after such failure to issue such Zoning Violation Notice.]]**

WITHIN 10 WORKING DAYS OF RECEIPT OF THE WRITTEN NOTICE, THE DEPARTMENT OF PLANNING AND ZONING SHALL NOTIFY THE COMPLAINANT IT HAS RECEIVED THE REQUEST. SUBSEQUENTLY, THE DEPARTMENT OF PLANNING AND ZONING WILL NOTIFY THE COMPLAINANT OF IMPORTANT DEVELOPMENTS IN THE CASE. UPON COMPLETION OF ITS INVESTIGATION, THE DEPARTMENT OF PLANNING AND ZONING WILL NOTIFY THE COMPLAINANT OF ITS FINDINGS. IF A ZONING VIOLATION NOTICE WAS ISSUED, A COPY OF THAT NOTICE WILL BE INCLUDED WITH THE NOTICE TO THE COMPLAINANT. IF NO VIOLATION WAS FOUND, THE NOTICE SHALL EXPLAIN THE REASONS WHY NO VIOLATION NOTICE WAS ISSUED. IN EITHER CASE, THE NOTICE SHALL ADVISE THE COMPLAINANT OF HIS/HER RIGHT TO APPEAL THE DECISION TO THE BOARD OF APPEALS WITHIN 30 DAYS OF THE DATE OF THE NOTICE.

PETITION TO AMEND THE ZONING REGULATIONS OF HOWARD COUNTY
Ralph Ballman, Petitioner

IF A COMPLAINANT FILES AN APPEAL TO THE DEPARTMENT OF PLANNING AND ZONING'S ACTION, [[If such an appeal is taken,]] the Department of Planning and Zoning shall send a copy of the petition to the owner and occupant of the premises. The remedies provided for herein are cumulative and not exclusive, and shall be in addition to any other remedies provided by law.

PETITION TO AMEND THE ZONING REGULATIONS OF HOWARD COUNTY
Ralph Ballman, Petitioner

PETITIONER'S PROPOSED TEXT (CLEAN)

SECTION 102: Violations, Enforcement, and Penalties

B. Enforcement

Upon becoming aware of any violation of these regulations, the Department of Planning and Zoning may institute an injunction, mandamus, abatement or any other appropriate action to prevent, enjoin, abate or remove such erection, construction, alteration, enlargement, conversion or use in violation of any of the provisions of these regulations. The Department of Planning and Zoning may give notice that activities on the premises are in violation of the Zoning Regulations and may order an end to these activities within 10 days, or a reasonable specified time. The Department of Planning and Zoning shall serve the notice personally, or by Registered Mail addressed to the premises of the violation, or to the person or corporation committing or permitting the violations, or by posting the premises. If the violation does not cease within the time specified by the Department of Planning and Zoning, the Department of Planning and Zoning shall take whatever action necessary to end the violation. A notice of violation issued under this section is not appealable pursuant to Section 130.A.3 of these regulations.
[Council Bill 4-2008 (ZRA-93) Effective 4/9/08]

The Department of Planning and Zoning may enforce the zoning regulations by issuing citations to alleged violators to be heard in Court or in Administrative Proceedings as provided by Law.
[Council Bill 4-2008 (ZRA-93) Effective 4/9/08]

Any person who is aggrieved by an alleged violation of these regulations may request in writing that the Department of Planning and Zoning issue a Zoning Violation Notice.

Within 10 working days of receipt of the written notice, the department of planning and zoning shall notify the complainant it has received the request. Subsequently, the Department of Planning and Zoning will notify the complainant of important developments in the case. Upon completion of its investigation, the Department of Planning and Zoning will notify the complainant of its findings. If a zoning violation notice was issued, a copy of that notice will be included with the notice to the complainant. If no violation was found, the notice shall explain the reasons why no violation notice was issued. In either case, the notice shall advise the complainant of his/her right to appeal the decision to the Board of Appeals within 30 days of the date of the notice.

If a complainant files an appeal to the Department of Planning and Zoning's action, the Department of Planning and Zoning shall send a copy of the petition to the owner and occupant of the premises. The remedies provided for herein are cumulative and not exclusive, and shall be in addition to any other remedies provided by law.

PETITION TO AMENED THE ZONING REGULATIONS OF HOWARD COUNTY
Ralph Ballman, Petitioner

CURRENT TEXT

SECTION 102: Violations, Enforcement, and Penalties

A. Violations

Any structure erected, constructed, altered, enlarged, converted, moved or used contrary to any of the provisions of these regulations by any person taking such action, or permitting such action, and any use of any land or any structure which is conducted, operated or maintained by any person using, or permitting the use thereof, contrary to any of the provisions of these regulations, shall be, and the same is hereby declared to be unlawful.

B. Enforcement

Upon becoming aware of any violation of these regulations, the Department of Planning and Zoning may institute an injunction, mandamus, abatement or any other appropriate action to prevent, enjoin, abate or remove such erection, construction, alteration, enlargement, conversion or use in violation of any of the provisions of these regulations. The Department of Planning and Zoning may give notice that activities on the premises are in violation of the Zoning Regulations and may order an end to these activities within 10 days, or a reasonable specified time. The Department of Planning and Zoning shall serve the notice personally, or by Registered Mail addressed to the premises of the violation, or to the person or corporation committing or permitting the violations, or by posting the premises. If the violation does not cease within the time specified by the Department of Planning and Zoning, the Department of Planning and Zoning shall take whatever action necessary to end the violation. A notice of violation issued under this section is not appealable pursuant to Section 130.A.3 of these regulations.
[Council Bill 4-2008 (ZRA-93) Effective 4/9/08]

The Department of Planning and Zoning may enforce the zoning regulations by issuing citations to alleged violators to be heard in Court or in Administrative Proceedings as provided by Law.
[Council Bill 4-2008 (ZRA-93) Effective 4/9/08]

Any person who is aggrieved by an alleged violation of these regulations may request in writing that the Department of Planning and Zoning issue a Zoning Violation Notice. If the Department does not issue such a notice within 60 days of receiving the written request, such failure shall be considered to be a final decision of the Department that the alleged violation does not exist, and the complaining person shall have a right to appeal such decision to the Board of Appeals, provided that such petition of appeal is filed with the Clerk of the Board of Appeals within 30 days after such failure to issue such Zoning Violation Notice. If such an appeal is taken, the Department of Planning and Zoning shall send a copy of the petition to the owner and occupant of the premises. The remedies provided for herein are cumulative and not exclusive, and shall be in addition to any other remedies provided by law.

PETITION TO AMENED THE ZONING REGULATIONS OF HOWARD COUNTY
Ralph Ballman, Petitioner

Response to Section 4:

The current regulation has a default provision that, if the Department of Planning and Zoning does not issue a violation notice within 60 days of receiving a complaint, the complainant is to assume that no violation exists, even though no inspection was ever done. Then the complainant's appeal rights are restricted to 30 days from the 60 days' date. There is no mention of this procedure or regulation on the Zoning Violation Complaint Form nor is it on the Department of Planning and Zoning's website.

It is unlikely that the average citizen would possess the in depth knowledge of the zoning regulations to know that no response from the Department of Planning and Zoning should be construed as evidence that no violation exists and that their appeal rights are timing. Obscure and hidden policies such as this run contrary to the concept of an open, transparent and responsive government. This change will remove the implied procedure and make it an explicit and open one.

Response to Section 5:

In her introduction, then Council President Mary Lorsung, stated, "Most importantly, this plan affirms the principle and importance of the role of community in implementing the policies of the General Plan." The 2000 General Plan states in the introduction that it encourages participation by the community. This is clearly stated in the 2000 General Plan Policy 5.20: Improve communication between citizens and County agencies and encourage active, sustained public participation. In Chapter 7 on Implementation under the Key Implementation priority of Community Conservation and Enhancement for Residential Development, the General Plan 2000 states, "Increase the effectiveness of enforcement for zoning, property maintenance, building code and sign regulations."

This change in Regulation 202 by improving communications between the citizenry and the County would serve to help achieve all of these stated goals of the General Plan 2000.

In 2005, while testifying before the County Council on the FY 2006 Budget, the Department of Planning and Zoning Director, Ms. Marsha McLaughlin, stated that DPZ does not have the staff to proactively look for zoning violations. Instead, DPZ relies on the community to be its "eyes and ears" when it comes to reporting zoning violations. Since this is the County's policy for identifying zoning violations, then it behooves the County to effectively communicate and to cooperate with those in the community who take the time to put pen to paper and file a zoning complaint.

PETITION TO AMENED THE ZONING REGULATIONS OF HOWARD COUNTY
Ralph Ballman, Petitioner

Response to Section 9:

I would like to see Howard County adopt some of the measures that other counties have done to make filing and following up on a complaint easier and more transparent. I have attached copies of documents taken from the websites of several neighboring counties to show how they handle zoning complaints. Anne Arundel and Baltimore Counties actually have databases that citizens can access to not only see the status of their complaint but what other complaints or violations have been issued in the county.



MARYLAND



DPS/General Information - Making a Zng/Bldg Complaint

HOW IS A ZONING/BUILDING COMPLAINT MADE?

DPS maintains a phone line for citizens to request investigations of suspected zoning violations and illegal construction activities (building without permits). The phone number is (240) 777-6259.

Zoning complaints typically involve allegations of improper uses/activities in residential, business, and other zones and violations of building restrictions such as setbacks, lot coverage, and height limits. Complaints may be also registered about building construction and electrical work having been done without permits.

WHAT OCCURS AFTER FILING A COMPLAINT?

Complaints are assigned to zoning/building investigators/inspectors who, if they find violations, instruct the violators to take corrective action. If a violation is not corrected within a reasonable time, the investigator/inspector will undertake legal proceedings, such as issuing civil citations (tickets). Complainants names are kept confidential by the department.

WILL THE RESULTS OF AN INVESTIGATION BE AVAILABLE?

The zoning official investigating the complaint will inform the complainant of important developments in the case and its final outcome.

HOW LONG WILL THE INVESTIGATION TAKE?

Normally, the initial stages of the investigation begin within one to three days from the receipt of the complaint.

Actual investigation time may vary according to workload and/or complexity of the complaint.

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The Department of Permitting Services

DPS maintains a phone line for citizens to request investigations of suspected zoning violations and illegal construction activities (building without permits). The phone number is (240) 777-6259.

When you contact DPS, please provide the following information:

- Your name, address and phone number (not required; anonymous complaints are accepted).
- The exact address and/or location of the property where you have observed a possible code violation.

You may also submit this information in writing.

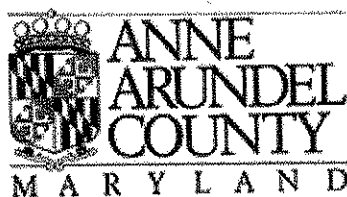
IF YOU WISH TO ENSURE YOUR NAME AND PERSONAL INFORMATION ARE KEPT CONFIDENTIAL. PLEASE CLEARLY STATE THIS REQUEST DURING YOUR TELEPHONE CALL TO DPS, OR IN YOUR WRITTEN COMPLAINT.

What Occurs After Filing A Complaint? Complaints are assigned to Zoning/Building Investigators/Inspectors who, if they find violations, instruct the violators to take corrective action. If a violation is not corrected within a reasonable time, various civil and criminal penalties, including substantial fines, can be imposed. The department keeps complainants' names confidential.

Will The Results Of An Investigation Be Available? The Investigator will inform you of important developments in the case and it's final outcome.

How Long Will the Investigation Take? Normally, an investigation begins within one to three days from receipt of the complaint. Investigation time varies according to workload and/or complexity of the complaint.

For additional information, visit the DPS website at <http://permittingervices.montgomerycountymd.gov/>



Department of Inspections and Permits
2664 Riva Road, Annapolis, MD 21401
Telephone: (410) 222-7790
Fax: (410) 222-7970
www.aacounty.org

Request For Investigation

This form is to be used for all suspected violations of the Building, Grading and Sediment Control, and Zoning Codes. The address or tax account number of the property is required for investigation.

Date: _____ Date of suspected violation: _____

Property address: _____ City: _____

Tax account number if address not known: _____ - _____ - _____

Property owner (if known): _____

Name/Company committing violation (other than property owner): _____

Complainant's name and address* (optional): _____

Complainant's telephone number* (optional): _____

Violation Type: Please indicate suspected violation type and give details below

Building	Grading and Sediment Control	Zoning
<input type="checkbox"/> Addition, no permit <input type="checkbox"/> Shed, no permit <input type="checkbox"/> Deck, no permit <input type="checkbox"/> Building out of scope of permit <input type="checkbox"/> Other	<input type="checkbox"/> Grading without a permit <input type="checkbox"/> Sediment controls down/missing <input type="checkbox"/> Removing trees or vegetation, critical area <input type="checkbox"/> Tree clearing, not in critical area <input type="checkbox"/> Other	<input type="checkbox"/> Unregistered vehicle** <input type="checkbox"/> Junk and debris <input type="checkbox"/> Commercial vehicle in residential area <input type="checkbox"/> Commercial business in residential area <input type="checkbox"/> Other

Details: _____

To check on the status of the investigation, go to <http://www.aacounty.org/IP> and click on Compliance Case Database or call: Building 410-222-7746; Grading 410-222-7780; Zoning 410-222-7446. Please allow 2-3 weeks before calling for status.

* In accordance with the Freedom of Information Act, all correspondence, including this compliant, may be considered public information and available for public view.

** Unregistered vehicles on private property only. For unregistered vehicles on county roads, please call your local county police district non-emergency number.



Anne Arundel County, Maryland | Citizens Information Center

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Compliance Review System

View Building, Grading and Sediment Control, and Zoning Enforcement code compliance cases. In the Case ID field, the letter B indicates Building cases, letter E is for Environmental (Grading and Sediment Control) cases and letter Z is for Zoning cases.

☐ ☒ Active Cases Only
Number Street Name

☐ TAX ID: - -

For Browse Only

☐ CASE ID: ☒ - -

☒ MORE BROWSE OPTIONS

Go

To report a suspected violation of the Building, Grading and Sediment Control, or Zoning Code, please complete a Code Compliance Request For Investigation Form. ☒ To obtain additional information about a case, call (410) 222-7746 for Building cases, (410) 222-7780 for Environmental (grading) cases and (410) 222-7446 for Zoning Enforcement cases.



IN THIS SECTION

Permits Main

MOST REQUESTED SERVICES

- Search/Pay Property Taxes
- Find Your Zoning
- Browse County Codes
- Complete Jury Questionnaire
- View Daily Docket
- Pay Parking and Red Light Tickets
- Find Your Council District
- Download Trash Schedule
- Locate County Facilities
- Search Crime Stats
- Find Recreation Activities
- Volunteer Today

More >>>



Contact Us

Print This Page Send To Friend

Code Enforcement Complaint

The Code Inspections and Enforcement Division will investigate complaints or forward the complaint to the proper agency for action. In order to process your complaint with minimum delay, certain information is required.

Please complete the following information fields; please describe the problem and location as exactly as possible. You are not required to include your name, address, phone number or e-mail.

Checking Status

To check the status of your anonymous complaint you may call any of the following numbers five (5) working days after Code Enforcement receives this form, 410-887-3351, 410-887-3352, 410-887-8099. Send **faxes** to Code Enforcement Department at 410-887-2824. Send **letters** to:

Department of Permits & Development Management
111 W. Chesapeake Avenue, Room 213
Towson, MD 21204

Complaint Location«

Complaint Location Zip Code«

Description of Problem«

Would you like someone to contact you? [☐ Yes] [☐ No]

Complainant Information

Email«

Name

Address

Zip Code

Home Phone Number

Work Phone Number

Additional Information

Fields marked with "«" are required.

Send Form

Revised January 23, 2006



◆ IN THIS SECTION

Open Complaint Reports
Rental Housing
Registration Program
Rat Program

◆ MOST REQUESTED SERVICES

- Search/Pay Property Taxes
- Find Your Zoning
- Browse County Codes
- Complete Jury Questionnaire
- View Daily Docket
- Pay Parking and Red Light Tickets
- Find Your Council District
- Download Trash Schedule
- Locate County Facilities
- Search Crime Stats
- Find Recreation Activities
- Volunteer Today

More >>>



Welcome to the...

Permits & Development Management

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Code Inspections and Enforcement

County Office Building
111 West Chesapeake Avenue
Towson, MD 21204
410-887-2824 (fax)
pdmenforce@baltimorecountymd.gov

Mike Mohler, Deputy Director
Room 213
410-887-3351
mmohler@baltimorecountymd.gov

Code Inspection (Plumbing, Electrical, Building)
Room G21
410-887-3953
pdmenforce@baltimorecountymd.gov

Building Inspection - 410-887-3953
Electrical Inspection - 410-887-3960
Plumbing Inspection - 410-887-3620

Code Inspection and Enforcement (FAQ)

- investigates and enforces a wide range of regulations essential to the orderly growth and development of the county, as well as the safety and welfare of its citizens.
- includes construction regulation, such as building, mechanical, energy conservation, electrical, plumbing, and gas-fitting codes
- enforces the Baltimore County Zoning Regulations, the livability code, the investment property act, the Maryland Accessibility Code, and weed control
- Investigating and enforcement involves performing inspections, investigating complaints, and taking follow-up action and subsequent appropriate administrative or legal action.
- investigating and enforcing compliance using the rat program.

Open Complaints lists complaint cases that were open at the date and time noted on the bottom of each page of the report. It means that a complaint has been received for the address of the property and will be investigated to determine if a code violation exists.

Rental Housing Licenses Main Page - This page contains important information for all rental property owners in Baltimore County, MD.

Rat Program - Baltimore County has established a rat control program, "Rid Rats," to both provide rodent control information to the public and to enforce County regulations which address the root causes of rodent infestation in the community. Learn more.

Lead Hazard Control

- investigates child poisonings
- acts upon constituent lead complaints
- offers lead-paint educational information to families, tenants, rental property owners, as well as contractors.

Request specific information using the Public Information Act (PIA) Request for Information Form (PDF).



(Need PDF help?)

Revised November 10, 2009

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